



Flat 3 431 Sunningdale Lodge, Lymington Road, Highcliffe, Dorset. BH23 5EN
£230,000



Ross Nicholas & Company Limited
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Dorset, BH23 5EY
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Flat 3 431 Sunningdale Lodge, Lymington Road, Highcliffe, Dorset. BH23 5EN

£230,000

A sizeable two double bedroom, two bathroom first floor apartment presented in good order throughout within walking distance of the local high street, cliff top, beaches and Cliffhanger Cafe. The property further benefits from a Share of Freehold tenure, low annual maintenance charge and ample parking along with a garage in the block nearby. Additionally, the property will be sold with no forward chain.



COMMUNAL ENTRANCE

Covered entrance porch with secure entry phone system, courtesy ceiling light point, opaque glazed door with stairs rising to first floor and personal entrance door to flat 3.

ENTRANCE HALL

Cupboard housing consumer unit, space for computer station/small study area, ceiling light point, wall mounted panelled radiator, doors to all principal rooms, double glazed window to side aspect, telephone point, large linen cupboard with slatted shelving and power point. Door to:

LIVING/DINING ROOM

A really lovely and bright room facing South with a large double glazed sliding door opening to a Juliette style balcony and providing a lovely outlook over the communal gardens to the rear, power points, numerous wall light points, television point, wall mounted double and single panelled radiators.

KITCHEN

Fitted with a modern range of Cream fronted shaker style units with areas of laminate wood effect work surface over. Integrated fridge/freezer, Neff five burner Gas hob with stainless steel filter extractor canopy with lighting over and eye level Stoves Gas double oven adjacent, Smeg dishwasher and integrated washing machine. Cupboard housing Worcester Gas fired Combi boiler. Inset one and half bowl stainless steel sink unit with mixer tap over and drainer adjacent. Vinyl flooring, ceiling light point. UPVC Double glazed window to rear overlooking the communal gardens.

BEDROOM 1

A lovely and bright principal bedroom with double glazed windows to front and side aspects, large built in wardrobe with hanging space and shelving, power points, ceiling light point, television point, wall mounted panelled radiator, door to:

EN SUITE SHOWER ROOM

Fitted with a modern suite comprising enclosed shower cubicle, hidden cistern style WC with Walnut wood effect panelling concealing the cistern and wash hand basin set into a matching counter top with mixer tap over. Ceiling light point. Wall mounted chrome ladder style towel radiator. Vinyl flooring. Porcelain tiles.

BEDROOM 2

UPVC double glazed window to front, large built in wardrobe with hanging space and shelving, power points, ceiling light point, wall mounted panelled radiator.

BATHROOM

Fitted with a modern suite comprising panel enclosed bath with independent shower fittings over and concertina glazed screen adjacent, hidden cistern style WC with Walnut wood effect panelling concealing the cistern and wash hand basin set into a matching counter top with mixer tap over. Ceiling light point. Wall mounted chrome ladder style towel radiator. Vinyl flooring. Porcelain tiles.

OUTSIDE

The property sits in well tended communal grounds to the front, sides and rear, laid mainly to lawn with areas of tarmac pathways linking the front to the rear with deep, mature shrub and plant borders abutting the garage block. There is a communal drying area and bin store with a pathway leading to the:

COMMUNAL CAR PARKING

There are parking spaces conveniently situated to the rear of the block reserved for the residents and their visitors on a first come first served basis.

GARAGE

The property will be conveyed with a garage in the block on the right with metal up and over door and boarded out for eaves storage.

LEASEHOLD & MAINTENANCE FEES

The property enjoys the benefit of a Share of Freehold tenure and has the balance of a 125 years lease from 1995 with around 93 years remaining on it. An annual maintenance charge is levied and is currently £1595 to include a contribution towards the sinking fund.

DIRECTIONAL NOTE

From our office in Highcliffe, proceed in an Easterly direction towards New Milton crossing over the main traffic lights and taking the right hand turning into Stuart Road. Take the second entrance on the right into Berkshire Court and Sunningdale Lodge and the communal parking will be found immediately on your left.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

TENURE

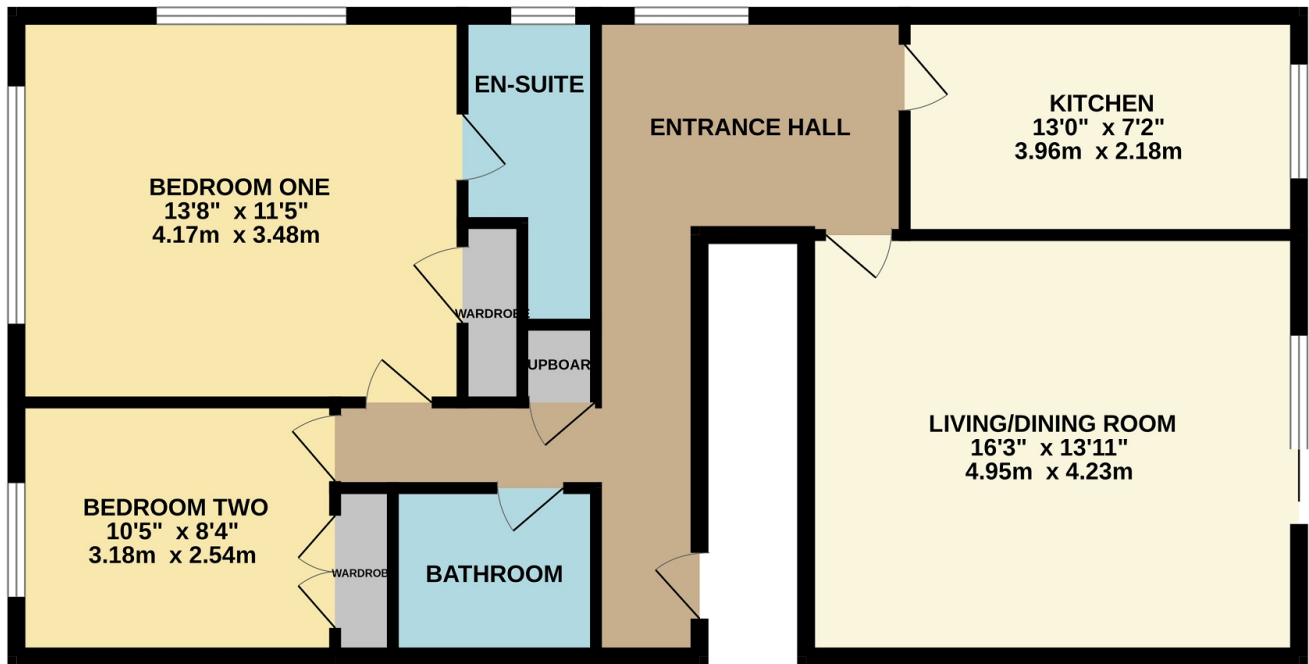
The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is C79



FIRST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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